

DEFERRED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
SEPTEMBER 19, 2018

2018 SEP 17 PM 3:55
OFFICE OF THE
CITY CLERK
ALCOHOL
FED

NO. A-8407 (1st WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT NO. Q2018-5183

Common Address West Division Street/ N Paulina Street; North Milwaukee Ave
(see ordinance for specific boundaries)

Applicant Alderman Joe Moreno

Change Request B3-2 Community Shopping District to B3-5 Community
Shopping District and B3-5 Community Shopping District and
Residential Business Planned Development Na. 1337, as
amended to Residential Business Planned Development
1337, as amended

NO. A-8412 (25th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT NO. Q2018-5011

Amendment of Municipal Code Title 17 to reclassify a portion of S Blue Island as a
pedestrian Street

NO. A-8414 (42nd WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT NO. Q2018-5201

Common Address 1045 N Rush St

Applicant Alderman Brendan Reilly

Change Request DX-7 Downtown Mixed Use District to DR-3 Downtown
Residential District

NO. A-8415 (44th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT NO. Q2018-5004

Amendment of Municipal Code Title 17 to reclassify a portion of N Southport as a
pedestrian retail Street

NO. 19559 (1st WARD) ORDINANCE REFERRED (2-28-18)
DOCUMENT #02018-1835

Common Address: 1750 N Western Ave

Applicant: GW Property Group

Owner: 1750 N Western Corp

Attorney: Law Offices of Samuel VP Banks

Change Request: C1-2 Neighborhood Commercial District, M1-1 Limited Manufacturing/ Business Park District and M1-2 Limited Manufacturing District to R3-5 Community Shopping District and R3-5 Community Shopping District to a Residential Business Planned Development

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new seven-story mixed-use (commercial/residential) building, at the subject property. The existing one-story commercial building and gas station will be razed/removed. The new proposed building will contain commercial/retail space (9,680 square feet) - at grade level and 2nd Floor, and a total of 127 dwelling units - above (Floors 2 thru 7). The subject property is located less than 1,320 linear feet from the entrance to the CTA Blue Line Station, and - therefore, the Applicant is seeking to permit the building pursuant to the Transit Oriented Development (TOD) Ordinance. As such, the new building will have onsite parking for a total of thirty-six (36) vehicles, located within the interior of the Floor, for use by the residential and retail tenants of the new building and their guests/patrons. The new building will be masonry in construction and measure 85 feet-0 inches in height. **The proposed height and number of dwelling units (density) triggers a mandatory planned development, under the current Zoning Ordinance*

NO. 19748-11 (1st WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6000

Common Address: 1412 N Washtenaw St

Applicant: Dubbs Enterprises

Owner: Dubbs Enterprises

Attorney:

Change Request: RS3 Single Unit (Detached House) District to RT4.5 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To reestablish the three dwelling units in the front building and continue the existing single family residence in the rear building. There are not any commercial units on this lot. The front building #1 is 28'5" tall and the rear building #2 is 30' tall. There are three parking spots.

NO. 19529 (10TH WARD) ORDINANCE REFERRED (2-28-18)
DOCUMENT #O2018-868

Common Address: 3236-3258 E 106th St, 3302-3346 E 106th St

Applicant: South Chicago Property Development

Owner: South Chicago Property Development

Attorney: Richard Toth

Change Request: Planned Manufacturing District No. 6 to a Manufacturing-Waterway Planned Development

Purpose: A reprocessable construction/ demolition material facility and Class V recycling facility

NO. 19135-T1 (11TH WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-1920

Common Address: 500 West 32nd Street

Applicant: Catherine Ricobene

Owner: Catherine Ricobene

Attorney: Gordon & Pikarski

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

Purpose: The property will be used as 6 residential dwelling units with approximately 1,900 square feet of ground floor commercial space. The property will continue to provide 3 parking spaces, no increase to the existing height of the building is proposed. The ground floor commercial space will be used as a restaurant

NO. 19724 (12TH WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #O2018-5976

Common Address: 1817 W 33 Street

Applicant: Anthony Moy and Hong Moy

Owner: Anthony Moy and Hong Moy

Attorney: John Escobar

Change Request: C2-2 Motor Vehicle Related District to RS3 Single Unit (Detached House) District

Purpose: one-story single family house with 2-car garage. The height of the building will be under 20 ft. FAR 0.416; Total building area 1300 sqft ; 2 parking spaces

NO. 19532 (15TH WARD) ORDINANCE REFERRED (2-28-18)
DOCUMENT #Q2018-883

Common Address: 4259 S Sacramento Ave

Applicant: Imelda Y Alameda and Juan Alameda

Owner: Imelda Y Alameda and Juan Alameda

Attorney: Alexandra Reed Lopez

Change Request: RS3 Single Unit (Detached House) District to B1-1 Neighborhood Shopping District

Purpose: the two story building uses the second floor as residential dwelling. The first floor, approx. 10'3" high, 25' from the door to the back wall, will be used as a grocery store. There are two parking spaces to asphalt on the northeast corner of Sacramento and Pope John Paul II Drive

NO. 19732-T1 (17TH WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #Q2018-5984

Common Address: 833-859 West 79th street; 7900-7910 South Green Street;
7901-7911 South Peoria Street

Applicant: Chicago Title and Trust Company as Trustee under Trust Agreement dated December 1, 2016 and Known as Trust Number 80023718

Owner: Chicago Title and Trust Company as Trustee under Trust Agreement dated December 1, 2016 and Known as Trust Number 80023718

Attorney: Storm Saponaro-Daley & Georges, Ltd.

Change Request: B1-2 Neighborhood Shopping District and RM5 Residential Multi Unit District to B3-5 Community Shopping District

Purpose: To construct a 1-story building addition to an existing 4-story commercial building, which will be renovated, and which will have approximately 51638 square feet of combined commercial space. Building height 67'-3". No dwelling units. 28 parking spaces.

NO. 19766 (22ND WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #Q2018-6028

Common Address: 3412-3700 S. Pulaski Rd; 3317-3459 S. Hamlin Ave.; 3747-57 W. 35th St.

Applicant: HRE Crawford, LLC

Owner: HRE Crawford, LLC

Attorney: Meg George, Akerman

Change Request: M3-3 Heavy Industry District to M3-3 Heavy Industry District then to a Planned Development

Purpose: The applicant is proposing a new approximately 1,055,096 SF, 50' tall warehouse building with 759 accessory parking spaces and 168 loading berths.

NO. 19725-T1 (25TH WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #O2018-5977

Common Address: 2000 West Cullerton

Applicant: Felipe Calarado

Owner: Felipe Calarado

Attorney: Jahn Escobar

Change Request: B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: 4 dwelling unit residence building with attached garage. Garage will provide 2 parking space; 2 spaces also pursuant to transit oriented development parking reduction. Height 49'-6"

NO. 19731 (25TH WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #O2018-5983

Common Address: 1848 S Blue Island Avenue

Applicant: MRYD, LLC

Owner: MRYD, LLC

Attorney: Tyler Manic, Schain Banks Kenny & Schwartz, Ltd

Change Request: C1-2 Neighborhood Commercial District to C1-3 Neighborhood Commercial District

Purpose: After rezoning, the building will remain 3 stories tall and will contain 4 dwelling units with 2200 sf of commercial space on the ground floor. The building will remain 46 feet in height. No parking will be provided.

NO. 19720 (26TH WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #O2018-4984

Common Address: 2429 W Augusta Boulevard

Applicant: Castline Development LLC

Owner: Castline Development LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM5 Residential Multi Unit District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new four-story (with basement) multi-unit residential building, at the subject property. The new proposed building will contain a total of four (4) dwelling units. There will be onsite parking for four (4) vehicles, located at the rear of the property, with access off of the Public Alley. The new building will be masonry in construction and measure 45 feet-0 inches (approx.) in height.

NO. 19722 (26th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4984

Common Address: 3759 W Dickens

Applicant: One Tail at a Time

Owner: Prakash and Dharmishta Rami

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 to C1-1

Purpose: The existing high one-story (with basement) building presently operates as a general retail grocery mart ('convenience store'), and - therefore, is nonconforming under the current Zoning Ordinance. The Applicant is seeking to convert the existing convenience store into an animal (dogs only) rescue shelter. As such, and in order to permit the location and establishment of an animal shelter/kennel - at the subject property, the Applicant is seeking a zoning change to bring the existing non-conforming building into compliance, under the current Zoning Ordinance. The proposed renovation and reuse plan calls for the interior bulldout of the existing building - only. No physical expansion of or to the existing building is intended or required. The existing building is, and will remain, masonry in construction and measures 20 feet-0 inches (approx.) in height. There will be on-site surface parking, for at least three (3) vehicles, located at the rear of the building.

NO. 19729 (26th WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-5981

Common Address: 2200-2218 West Grand Avenue

Applicant: Grand Palace LLC

Owner: Grand Palace LLC and Sidney Oka

Attorney: Law Offices of Samuel V.P. Banks

Change Request: C2-2 Motor Vehicle Related District to B2-3 Neighborhood Mixed-Use District

Purpose: The applicant is seeking a zoning change in order to permit the construction of a new five-story mixed-use building, at the subject property. The new proposed building will contain commercial space (3631 square feet) and interior parking for forty-four (44) vehicles-at grade level. There will be a total of forty-four (44) dwelling units, located between 2 thru 5 Floors. The new building will be masonry in construction and measure 54 feet-0 inches (approximately) in height.

NO. 19692 (28th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4963

Common Address: 1401-1555 W Congress Pkwy, 500-532 S Loomis Ave, 1400-1554 W Harrison St and 501-531 S Ashland Ave

Applicant: Rush University Medical Center

Owner: Rush University Medical Center

Attorney: Carol Stubblefield

Change Request: Residential Planned Development 168 to Residential Planned Development 168, as amended

Purpose: Applicant proposes to construct a new approximately 205' tall, 480,000 square foot ambulatory building for cancer and neurological care. There will be a 6-story parking garage with approximately 1,200 parking spaces, commercial retail and a specialty pharmacy.

NO. 19687 (29th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-1835

Common Address: 2102-2120 N Natchez

Applicant: Mia Property Acquisitions

Owner: Soo Line Railroad

Attorney: Law Offices of Samuel VP Banks

Change Request: RT4, M1-1 M2-2 PD 1156 and PD 1345 to RT4 and then Residential Planned Development No. 1345, as amended

Purpose: Seeking to develop vacant land with eight new three story multi unit residential buildings. The eight new buildings will contain a total of 39 residential units. Each new building will measure approx. 34 feet 4 inches in height, 55 ft street parking spaces. Applicant is also proposing a rec center for use by the residents with in the developments

NO. 19506 (32nd WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #O2018-646

Common Address: 1653-1739 W Webster and 2075-2189 N Elston Ave

Applicant: Triangle Square LLC

Owner: Elston Ave Real Estate Co. LLC and Elston Land LLC c/o Newsweb Corporation

Attorney: John George/ Chris Leach

Change Request: M3-3 Heavy Industry District to C2-3 Motor Vehicle Related Commercial District and C2-3 Motor Vehicle Related Commercial District to a Residential Business Planned Development

Purpose: Sub-Area A improvements consist of a 7-story 88 foot tall mixed use building containing 300 dwelling units on 6 floors and 49,000 sf of retail space on the ground floor, 220 accessory parking spaces, and 159 bicycle spaces; Sub-Area B improvements consist of a 2-story 40 foot tall building with 12,000 sf of retail space on the ground floor and 12,000 sf of office space on the second floor and 10 accessory parking spaces; Sub-Area C improvements consist of 7-story 88 foot tall residential building containing 66 dwelling units, 67 accessory parking spaces and 67 bicycle spaces.

NO. 19744 (34th WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #O2018-5996

Common Address: 1312 W. 109 Place

Applicant: Gloria M. Williams

Owner: Gloria M. Williams

Attorney:

Change Request: RS3 Single Unit (Detached House) District to RT-3.5

Purpose: Three dwelling units and three car garage. No exterior work.

NO. 19093-T1 (35th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-143

Common Address: 3201 W Belmont

Applicant: Tullamore Management LLC

Owner: Tullamore Management LLC

Attorney: Law Office of Samuel VP Banks Associates

Change Request: C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is proposing to develop the subject property with three (3) new three-story buildings. Each building will contain three (3) dwelling units. The proposed residential buildings will be masonry construction. One of the proposed buildings will be 39 feet in height. The two (2) other buildings will be 37 feet in height. The proposed development qualifies as a Transit Oriented Development and therefore no on-site parking is proposed

NO. 19616 (45TH WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3178

Common Address: 5150 N Northwest Hwy

Applicant: FCC NW Highway, LP an IL limited partnership

Owner: LSCD Of Jefferson Park

Attorney: Steve Friedland, Applegate & Thorne-Thomsen

Change Request: Planned Development 1371 to Planned Development 1371, as amended

Purpose: The property will be developed in 2 Sub Areas. Sub Area A has been approved for development as a 5-story, approximately 133,000 square foot residential storage warehouse of approximately 75 feet in height. Subarea B will be developed with a 75-unit residential building, approximately 5,500 square feet of commercial space, and 40 parking spaces. The building height per Section 17-17-0311 of the Zoning Ordinance will not exceed 76'8".